

Address \_\_\_\_\_ Application # \_\_\_\_\_

**CONTRACTOR REGISTRATION INFORMATION****SPRINKLER/SUPPRESSION CONTRACTOR**

CITY OF AURORA

G.C. REGISTRATION # 06 - 3048BUSINESS NAME FE MORAN FIRE PROT.CONTACT NAME DENNIS GREGORASHADDRESS 2165 SHERMER RDCITY, STATE, ZIP NORTHBROOK ILN/A  PHONE (847) 498 - 4870FAX (847) 498 - 9084E-MAIL d.gregorash@femarau.com**ELECTRICAL CONTRACTOR** (primary contact) 

CITY OF AURORA

ELECT. REGISTRATION # \_\_\_\_\_

BUSINESS NAME \_\_\_\_\_

CONTACT NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY, STATE, ZIP \_\_\_\_\_

N/A  PHONE ( ) \_\_\_\_\_

FAX ( ) \_\_\_\_\_

E-MAIL \_\_\_\_\_

**PLUMBING CONTRACTOR** (primary contact) 

CITY OF AURORA

PLUMBING REGISTRATION # \_\_\_\_\_

**CERTIFICATION**

This is an application only. Completion of this application does NOT entitle the commencement of construction. I, (the applicant) agree to conform to all applicable laws of the City of Aurora. I also agree that all work performed will be in accordance with the plans and specifications as set forth in the approved permit. I understand that the approval of this application and issuance of a permit does not obviate the need to comply with all applicable laws and ordinances. I agree to hold harmless and indemnify the City of Aurora for any claim against the City as the result of any act of commission or omission by or on behalf of the undersigned, his/her agent, principle, contractor, subcontractor or supplier. I the undersigned am the Owner or a duly contracted representative of the owner of said property.

CONTRACTOR

PAUL FELCH

(PRINT)

CONTRACTOR

Paul Felch

(SIGNATURE)

OR

OWNER

(PRINT)

OWNER

(SIGNATURE)

**MECHANICAL CONTRACTOR** (primary contact) 

CITY OF AURORA

HVAC REGISTRATION # \_\_\_\_\_

BUSINESS NAME \_\_\_\_\_

BUSINESS NAME \_\_\_\_\_

CONTACT NAME \_\_\_\_\_

CONTACT NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY, STATE, ZIP \_\_\_\_\_

CITY, STATE, ZIP \_\_\_\_\_

N/A  PHONE ( ) \_\_\_\_\_N/A  PHONE ( ) \_\_\_\_\_

FAX ( ) \_\_\_\_\_

FAX ( ) \_\_\_\_\_

E-MAIL \_\_\_\_\_

E-MAIL \_\_\_\_\_

Address \_\_\_\_\_ Application # \_\_\_\_\_

**BUILDING INFORMATION**

|                          |   |   |   |   |   |
|--------------------------|---|---|---|---|---|
| <b>CONSTRUCTION TYPE</b> |   |   |   |   |   |
| CIRCLE ONE               |   |   |   |   |   |
| EXISTING                 | 1 | 2 | 3 | 4 | 5 |
| NEW                      | 1 | 2 | 3 | 4 | 5 |
|                          | A | B |   |   |   |

ACTUAL BUILDING HEIGHT ± 21 FT  
 ACTUAL NUMBER OF STORIES 1  
 SF PRINCIPAL 21,777 SF

NON Combustible 1 HR

**FIRE PREVENTION INFORMATION**

Sprinklers  WET  DRY  
 COMPLETE  LIMITED  OTHER  
 FIRE - WATER SERVICE  EXIST  NEW  
 FIRE WATER SERVICE SIZE 4" "Φ  
 TYPE OF BACKFLOW PROTECTION DEVICE AMES 3000  
 FIRE PUMP?  NO  YES  
 STANDPIPES?  NO  YES  
 Exhaust HOOD SUPPRESSION?  NO  YES

**INSTALLATION REQUIREMENTS**

SPRINKLER SYSTEMS SHALL BE INSTALLED IN ACCORDANCE TO NFPA 13. PER IFC 903.3.1.1 SPRINKLER PLANS SHALL MEET THE REQUIREMENTS OF NFPA 13, CHAPTER 6, 1996 EDITION.

WET CHEMICAL SHALL BE INSTALLED PER NFPA 17A.  
 DRY CHEMICAL SHALL BE INSTALLED PER NFPA 17.  
 CARBON DIOXIDE SHALL BE INSTALLED PER NFPA 12.  
 CLEAN AGENT SYSTEMS SHALL BE INSTALLED PER NFPA 2001.  
 FOAM SYSTEM SHALL BE INSTALLED PER NFPA 16.  
 STANDPIPE INSTALLATION MUST MEET REQUIREMENTS OF NFPA 14 AND CITY OF AURORA ORDINANCE 17-110.

07-20-302-081

**COMN - COMMERCIAL NEW CONSTRUCTION - APPLICATION FORM**

Completed Project resulting in a Certificate of Occupancy      **OR**       White envelope for Future Tenant

**FOR OFFICIAL USE ONLY****TOTAL FEE**

13700

BLDG

506.00

PLRV

51.00

C.O.

(above) 70

F.I.F.

1088.00

WTR

1194.00

SUBMITTED

127.06

NOTIFIED

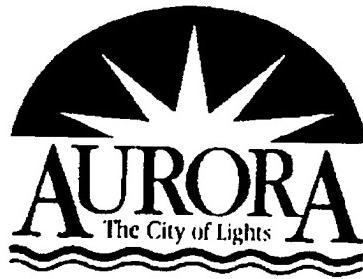
11/11/07

ZONING

WEB www.CI.AURORA.II.US

FAX (630) 892-8112

TELEPHONE (630) 892-8088

**DIVISION OF BUILDING & PERMITS**

65 WATER STREET

AURORA, ILLINOIS 60505

**06-3529. C-BU**

240-N OAKHURST DR

GEMINI OFFICE

GEMINI OFFICE DEVELOPMENT

**LAND / PARCEL INFORMATION****PROPERTY**ADDRESS OAKHURST & NEW YORK

SUBDIVISION FOX VALLEY EAST UNIT / PHASE #52 OAKHURST LOT # 2

COUNTY  KANE  DUPAGE TOWNSHIP 11 12 04 TOWNSHIP SECTION #(CHECK ONE)  KENDALL  WILL (CIRCLE ONE) 14 15 07 If project involves new construction in DuPage County - Impact Tax must be Paid

(Call tax assessor's office with questions) 03 01 BLOCK # (if known) \_\_\_\_\_ LOT# (if known) \_\_\_\_\_

PROPERTY OWNER &amp; GEMINI OFFICE DEVELOPMENT TENANT &amp; GEMINI OFFICE DEVELOPMENT

Contact Name THOMAS LEHMANContact Name DANIEL PETROHISOWNER'S ADDRESS 6301 S. CASS AVE. STE 301ADDRESS ONE SOUTH WALKER DR. STE 800WESTMONT, IL 60559CHICAGO, IL 60606PHONE # (630) 962-8184PHONE # (312) 302-0630FAX # (630) 963-1975FAX # (312) 634-5525E-MAIL TLEHMAN@AMERITECH.NET

E-MAIL

**FLOOD ZONE INFORMATION**

IS YOUR PROPERTY IN A FLOOD PRONE AREA ?

 No  Yes Verify with COA Engineering (630) 844-3620**GENERAL DESCRIPTION OF PROPOSED WORK**MEDICAL OFFICE BUILDING**OCCUPANCY CLASSIFICATION**

Existing Use / Occupancy \_\_\_\_\_

Proposed Use / Occupancy B- BUSINESS Single Occupancy (302.1) Mixed Occupancy (302.3) w/ Incidental use (302.1.1) non-separated w/ Accessory use (302.2) Separated attach sum of ratios

&lt; 10% of area &amp; &lt; allowable for Acc.

calculation per section (504)

Check all Occupancy Classifications that apply below.

|                              |                                       |                              |                              |                              |                              |
|------------------------------|---------------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|
| Assembly                     | <input type="checkbox"/> A-1          | <input type="checkbox"/> A-2 | <input type="checkbox"/> A-3 | <input type="checkbox"/> A-4 | <input type="checkbox"/> A-5 |
| Business, Education, Factory | <input checked="" type="checkbox"/> B | <input type="checkbox"/> E   | <input type="checkbox"/> F-1 | <input type="checkbox"/> F-2 |                              |
| Hazardous                    | <input type="checkbox"/> H-1          | <input type="checkbox"/> H-2 | <input type="checkbox"/> H-3 | <input type="checkbox"/> H-4 | <input type="checkbox"/> H-5 |
| Institutional                | <input type="checkbox"/> I-1          | <input type="checkbox"/> I-2 | <input type="checkbox"/> I-3 | <input type="checkbox"/> I-4 | <input type="checkbox"/> I-5 |
| Mercantile, Residential      | <input type="checkbox"/> M            | <input type="checkbox"/> R-1 | <input type="checkbox"/> R-2 |                              |                              |
| Storage, Utility             | <input type="checkbox"/> S-1          | <input type="checkbox"/> S-2 | <input type="checkbox"/> U   |                              |                              |

TOTAL COST OF IMPROVEMENTS \$ 1,000,000.00

Page 1 of 3

Address \_\_\_\_\_

Application # \_\_\_\_\_

**CONTRACTOR REGISTRATION INFORMATION**

|  |                                      |
|--|--------------------------------------|
| <b>GENERAL CONTRACTOR</b> (Check primary contact) <input type="checkbox"/> |                                      |
| CITY OF AURORA   |                                      |
| G.C. REGISTRATION # <u>06-13969</u>  |                                      |
| BUSINESS NAME  | <u>KRAHL CONSTRUCTION</u>            |
| CONTACT NAME   | <u>SCOTT MOUSEL</u>                  |
| ADDRESS  | <u>322 S. GREEN ST.</u>              |
| CITY, STATE ZIP  | <u>CHICAGO, IL 60607</u>             |
| N/A <input type="checkbox"/>   | PHONE (312) <u>648-9800</u>          |
|  | FAX (312) <u>707-8552</u>            |
| E-MAIL   | <u>SMOUSEL@KRAHLCONSTRUCTION.COM</u> |
| <b>ELECTRICAL CONTRACTOR</b> (primary contact) <input type="checkbox"/>    |                                      |
| CITY OF AURORA   |                                      |
| ELECT. REGISTRATION # <u>06-3600</u>                                       |                                      |
| BUSINESS NAME  | <u>TITIM</u>                         |
| CONTACT NAME   | _____                                |
| ADDRESS  | _____                                |
| CITY, STATE ZIP  | _____                                |
| N/A <input type="checkbox"/>   | PHONE ( ) _____ - _____              |
|  | FAX ( ) _____ - _____                |
| E-MAIL   | _____                                |
| <b>PLUMBING CONTRACTOR</b> (primary contact) <input type="checkbox"/>      |                                      |
| CITY OF AURORA   |                                      |
| PLUMBING REGISTRATION # <u>06-4059</u>                                     |                                      |
| BUSINESS NAME  | <u>Gehrett</u>                       |
| CONTACT NAME   | _____                                |
| ADDRESS  | _____                                |
| CITY, STATE ZIP  | _____                                |
| N/A <input type="checkbox"/>   | PHONE ( ) _____ - _____              |
|  | FAX ( ) _____ - _____                |
| E-MAIL   | _____                                |

**CERTIFICATION**

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**CONTRACTOR** \_\_\_\_\_  
(PRINT)

**CONTRACTOR** \_\_\_\_\_  
(SIGNATURE)

OR

**OWNER** Thomas M. Lomax  
(PRINT)

**OWNER**                     
(SIGNATURE)

|   |                         |
|---|-------------------------|
| <b>MECHANICAL CONTRACTOR</b> (primary contact) <input type="checkbox"/> |                         |
| CITY OF AURORA  |                         |
| HVAC REGISTRATION # <u>06-14029</u>                                     |                         |
| BUSINESS NAME   | <u>State</u>            |
| CONTACT NAME  | _____                   |
| ADDRESS   | _____                   |
| CITY, STATE ZIP   | _____                   |
| N/A <input type="checkbox"/>  | PHONE ( ) _____ - _____ |
|   | FAX ( ) _____ - _____   |
| E-MAIL  | _____                   |

**NOTE:** FIRE SPRINKLER, FIRE ALARM AND SIGNAGE WORK; MUST ALL BE PERMITTED SEPARATELY.  
MASS GRADING AND WORK IN THE PUBLIC RIGHT OF WAY MUST BE PERMITTED SEPARATELY.

Address \_\_\_\_\_

Application # \_\_\_\_\_

|                          |  |                                  |
|--------------------------|--|----------------------------------|
| <b>CONSTRUCTION TYPE</b> | <b>CIRCLE ONE</b>                            | <b>CIRCLE ONE</b>                |
| EXISTING                 | 1 2 3 4 5                                    | A B                              |
| NEW                      | 1 2 3 4 5                                    | A B                              |
| Sprinklers               | <input type="checkbox"/> none                | <input type="checkbox"/> limited |
|                          | <input checked="" type="checkbox"/> complete |                                  |

Fire Alarm  no  yes  
 Unlimited Area  no  yes  
 Occupants per s.f. 100  
 Occupancy load 218

| BUILDING INFORMATION             |                 |            |
|----------------------------------|-----------------|------------|
| ALLOWABLE TABULAR AREA (503)     | <u>23,000</u>   | s.f. 100 % |
| INCREASE FOR FRONTAGE (506.2)    | + <u>17,250</u> | s.f. + %   |
| INCREASE FOR SPRINKLERS (506.3)  | + <u>6,000</u>  | s.f. + %   |
| TOTAL ALLOWABLE AREA PER FLOOR   | <u>109,250</u>  | s.f. %     |
| ACTUAL MAX. TOTAL AREA PER FLOOR | <u>21,777</u>   | s.f. %     |

| TOTAL ALLOWABLE AREA ALL STORIES             |                  |                                 |
|--|------------------|---------------------------------|
| [allowable s.f. / flr.] x [# stories (3max)] | = <u>109,250</u> | s.f.                            |
| ACTUAL BUILDING HEIGHT                       | <u>29</u> FT     | ALLOWABLE HEIGHT <u>55</u> FT   |
| ACTUAL NUMBER OF STORIES                     | <u>1</u>         | ALLOWABLE # OF STORIES <u>4</u> |

## BUILDING AREA

[FOR NEW AREA - PERMIT FEES ARE A FUNCTION OF SQUARE FOOTAGE]  
 SF PRINCIPAL 21,777 SF  
 SF MEZZANINE \_\_\_\_\_ SF  
 SF BASEMENT / CRAWL \_\_\_\_\_ SF

TOTAL 21,777 SF

## ELECTRICAL INFORMATION

ELECTRICAL WORK ?  NO  YES  
 ELECTRIC SERVICE SIZE 100 AMPS 1 SET GENERAL  
 # OF SETS OF SERVICE CONDUCTORS 3 SETS  
 SIZES OF SERVICE CONDUCTORS 1 SET OF 4 #500 2 SETS #3  
 # OF ELECTRIC METERS 2 SERVICE VOLTAGE 277/208 48350  
 FIRE PUMP SIZE FIRE PUMP VOLTAGE

## PLUMBING INFORMATION

PLUMBING WORK ?  NO  YES  
 DOMESTIC WATER SERVICE SIZE 3 °  
 OCCUPANT LOAD PER ILLINOIS PLUMB'G CODE 109  
 PLUMBING FIXTURE UNITS 209 cu 59 Hw 3/3 Wafr  
 TYPE OF BACKFLOW PROTECTION DEVICE R.P.Z.

Fox Metro W.R.D. needs a submittal

## TOTAL

\$

## MECHANICAL INFORMATION

MECHANICAL WORK ?  NO  YES  
 TYPE HVAC  RTU  SPLIT SYST  UNIT HTRS  
 # BTU'S 689,000  A/C  BOILER  EXHAUST  
 KITCHEN HOOD  NO  YES EXHAUST HOOD  NO  YES

## FIRE PREVENTION INFORMATION

SUPPRESSION SYST. WORK ?  NO  YES  
 FIRE WATER SERVICE SIZE 4 °  
 TYPE OF BACKFLOW PROTECTION DEVICE D.C.D.V.  
 FIRE PUMP ?  NO  YES  
 STANDPIPES ?  NO  YES  
 Exhaust HOOD SUPPRESSION ?  NO  YES  
 FIRE ALARM SYST. WORK ?  NO  YES

## DETAILED DESCRIPTION OF CONSTRUCTION WORK

THERE ARE TWO (2) ELECTRICAL SERVICES FOR THIS PROJECT.  
(1) FOR GENERAL, (1) FOR ELECTRIC HEAT.

## DESIGN PROFESSIONALS IN RESPONSIBLE CHARGE -- PER IBC 106

LICENSED ARCHITECT / STRUCTURAL ENGINEER  
 ILLINOIS PROFESSIONAL (Check primary contact)   
 DESIGN FIRM REG. # 184-000279

CIVIL ENGINEER / PROFESSIONAL ENGINEER  
 (Check if primary contact)

BUSINESS NAME JENSEN & HALSTEAD LTD.  
 CONTACT NAME DAVID DASTUR  
 ADDRESS 358 WEST ONTARIO ST.  
 CITY, STATE ZIP CHICAGO, IL 60610  
 PHONE (312) 669-7557  
 FAX (312) 669-7558  
 E-MAIL DDASTUR@JENSENANDHALSTEAD.COM

BUSINESS NAME MORRIS ENGINEERING  
 CONTACT NAME JONAS VAZNEKIS  
 ADDRESS 5100 SOUTH LINCOLN  
 CITY, STATE ZIP LISLE, IL 60532  
 PHONE (630) 271-0770  
 FAX (630) 271-0774  
 E-MAIL JONVAZNEKIS@CIVIL.COM

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL CODES.

ARCH or STRUCT or (P.E. for Mech. Elect. Plumb.)

(SIGNATURE) David Dastur

COMN - Permit Application

Page 3 of 3

000072



December 19, 2005

Mr. Thomas W. Lehman, PE  
Managing Principal  
Partners in Development, USA, LLC  
6301 S. Cass Avenue, Suite 301  
Westmont, Illinois 60559

(630) 963-8184  
(630) 963-4475 fax

Re: Preliminary Geotechnical Engineering Services Report  
Proposed Office Development  
"Lot 2" - Oakhurst Drive  
Aurora, Illinois PSI Project No. 042-55077

Dear Mr. Lehman,

Professional Service Industries, Inc. (PSI) is pleased to submit our Preliminary Geotechnical Engineering Services Report for the proposed office development in Aurora, Illinois. This preliminary report includes the results of field and laboratory testing, preliminary recommendations for foundation, as well as preliminary recommendations for general site development.

PSI appreciates the opportunity to perform this Preliminary Geotechnical Evaluation and we look forward to continued participation during the design and construction phases of this project. If you have questions pertaining to this preliminary report, or if PSI may be of further service, please contact our office at (847) 931-7110.

Respectfully submitted,

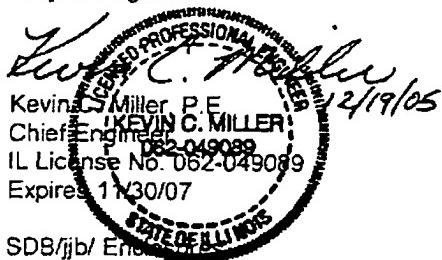
PROFESSIONAL SERVICE INDUSTRIES, INC.

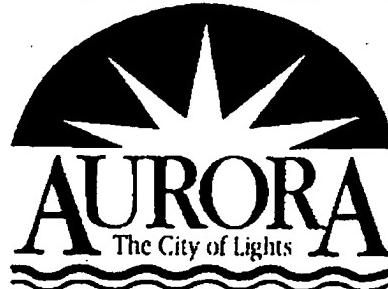
A handwritten signature of Scott Brown.

Scott Brown, EI  
Project Engineer

A handwritten signature of John J. Balun.

John J. Balun  
Branch Manager



**06.-5678. COFO****COFO - COMMERCIAL FOUNDATION ONLY - APPLICATION FOR  
(NO UNDERGROUND UTILITIES)****240 N OAKHURST DR  
FOUNDATION ONLY  
GEMINI OFFICE DEVELOPMENT****FOR OFFICIAL USE ONLY****TOTAL FEE**435.54**PERMIT APPLICATION NO.**06 5678PLRV \$ .02/sf 21.77**SUBMITTED**11/27/06**NOTIFIED**12/5/06**ZONING**WEB [www.AURORA-il.org](http://www.AURORA-il.org)  
FAX (630) 892-8112  
TELEPHONE (630) 892-808811/28**DIVISION OF BUILDING & PERMITS  
65 WATER STREET  
AURORA, ILLINOIS 60505****LAND / PARCEL INFORMATION****PROPERTY****ADDRESS** 240 N OAKHURST AURORA IL**SUBDIVISION** Fox Valley East**UNIT / PHASE #** 52 OAKHURST **LOT #** 2**COUNTY**  KANE  DuPAGE**TOWNSHIP** 11 12 04**(CHECK ONE)**  KENDALL  WILL**(CIRCLE ONE)** 14 15 07**TOWNSHIP SECTION #**

If project involves new construction in DuPage County - Impact Tax must be Paid

(Call tax assessor's office with questions)

**BLOCK #** (if known) \_\_\_\_\_ **LOT#** (if known) \_\_\_\_\_**PROPERTY OWNER &** Gemini Development LLC  
**Contact Name** Thomas Lehmann**TENANT &** Gemini Medical Office**Contact Name** Terri Huyck**OWNER'S ADDRESS** One South Walker Drive**ADDRESS** One South Walker DriveCHICAGO IL 60615CHICAGO IL**PHONE #** (312) 963-8184**FAX #** (312) 963-4475**E-MAIL** T.CLEHMANN@AMERITECH.NET(312) 631-552521000 SF MEDICAL OFFICEBUILDING - NEW CONSTRUCTIONW/ PARKING LOT**ZONING INFORMATION****Zoning**  R-1  R-2  R-3  PDD**Classification**  R-4  R-4A  R-5  R-5A B-1  B-2  B-3  B-B**θ SPECIAL USE**  M-1  M-2 O  ORI  RD  PDD DC  DF  C.O.A. Required**OCCUPANCY CLASSIFICATION****Existing Use / Occupancy** \_\_\_\_\_**Proposed Use / Occupancy** B - BUSINESS Single Occupancy (302.1) w/ Incidental use (302.1.1) w/ Accessory use (302.2)

&lt; 10% of area &amp; &lt; allowable for Acc.

 Mixed Occupancy (302.3) non-separated separated attach sum of ratios

calculation per section (504)

**Check all Occupancy Classifications that apply below.**Assembly  A-1  A-2  A-3  A-4  A-5Business, Education, Factory  B  E  F-1  F-2Hazardous  H-1  H-2  H-3  H-4  H-5Institutional  I-1  I-2  I-3  I-4  I-5Mercantile, Residential  M  R-1  R-2  R-3Storage, Utility  S-1  S-2  U**FLOOD ZONE INFORMATION**

IS YOUR PROPERTY IN A FLOOD PRONE AREA ?

 No  Yes Verify with COA Engineering (630) 844-3620**GENERAL DESCRIPTION OF PROPOSED WORK**

21000 SF MEDICAL OFFICE  
BUILDING - NEW CONSTRUCTION  
w/ PARKING LOT

**TOTAL COST OF IMPROVEMENTS \$** 500,000

Address 240 N. OAK HURSTApplication # -

## CONTRACTOR REGISTRATION INFORMATION

**GENERAL CONTRACTOR** (Check primary contact)  CITY OF AURORA  
G.C. REGISTRATION # 06.13469

BUSINESS NAME KRAHL CONSTRUCTION  
CONTACT NAME Scott Mousel  
ADDRESS 322 S. Green Street  
CITY, STATE ZIP CHICAGO IL 60607  
N/A  PHONE (312) 648-9800  
FAX (312) 707-8552  
E-MAIL SMOUSEL@KRAHLCONSTRUCTION.COM

**ELECTRICAL CONTRACTOR** (primary contact)   
CITY OF AURORA  
ELECT. REGISTRATION # -

BUSINESS NAME -  
CONTACT NAME -  
ADDRESS -  
CITY, STATE ZIP -  
N/A  PHONE ( ) -  
FAX ( ) -  
E-MAIL -

**PLUMBING CONTRACTOR** (primary contact)   
CITY OF AURORA  
PLUMBING REGISTRATION # -

BUSINESS NAME -  
CONTACT NAME -  
ADDRESS -  
CITY, STATE ZIP -  
N/A  PHONE ( ) -  
FAX ( ) -  
E-MAIL -

**CERTIFICATION**

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CONTRACTOR

Krahl Construction  
(PRINT)  
Scott Mousel  
(SIGNATURE)

CONTRACTOR

OR

OWNER

(PRINT)

OWNER

(SIGNATURE)

**MECHANICAL CONTRACTOR** (primary contact)   
CITY OF AURORA  
HVAC REGISTRATION # -

BUSINESS NAME -  
CONTACT NAME -  
ADDRESS -  
CITY, STATE ZIP -  
N/A  PHONE ( ) -  
FAX ( ) -  
E-MAIL -

NOTE: MASS GRADING AND WORK IN THE PUBLIC RIGHT OF WAY MUST BE PERMITTED SEPARATELY.

Address

240 N. OAKHURST

Application #

building Information

| <u>CONSTRUCTION TYPE</u> |   | <u>CIRCLE ONE</u> | <u>CIRCLE ONE</u> |
|--------------------------|---|-------------------|-------------------|
| EXISTING                 | 1 2 3 4 5 A B   |                   |                   |
| NEW                      | 1 2 3 4 5 A B   |                   |                   |
| Sprinklers               | <input type="checkbox"/> none <input checked="" type="checkbox"/> limited<br><input checked="" type="checkbox"/> complete |                   |                   |
| Fire Alarm               | <input type="checkbox"/> no <input checked="" type="checkbox"/> yes   |                   |                   |
| Unlimited Area           | <input type="checkbox"/> no <input checked="" type="checkbox"/> yes   |                   |                   |
| Occupants per s.f.       |   |                   |                   |
| Occupancy load           |   |                   |                   |

|                                   |      |       |
|-----------------------------------|------|-------|
| ALLOWABLE TABULAR AREA (503)      | s.f. | 100 % |
| INCREASE FOR FRONTAGE (506.2) +   | s.f. | %     |
| INCREASE FOR SPRINKLERS (506.3) + | s.f. | %     |
| TOTAL ALLOWABLE AREA PER FLOOR    | s.f. | %     |
| ACTUAL MAX. TOTAL AREA PER FLOOR  | s.f. |       |

|  |      |                         |
|--|------|-------------------------|
| TOTAL ALLOWABLE AREA ALL STORIES<br>[allowable s.f. / flr.] x [# stories (3max)] = | s.f. | ACTUAL AREA ALL STORIES |
|  |      | s.f.                    |

|                          |    |                        |    |
|--------------------------|----|------------------------|----|
| ACTUAL BUILDING HEIGHT   | FT | ALLOWABLE HEIGHT       | FT |
| ACTUAL NUMBER OF STORIES |    | ALLOWABLE # OF STORIES |    |

**BUILDING AREA****BUILDING COST**

[FOR NEW AREA - PERMIT FEES ARE A FUNCTION OF SQUARE FOOTAGE]  
 SF PRINCIPAL-NEW / ADDITION 21,777 SF  
 SF MEZZANINE NA SF  
 TOTAL 21,777 SF

PRINCIPAL NEW / ADD  
TOTAL \$

**DETAILED WRITTEN DESCRIPTION OF CONSTRUCTION WORK**

New Medical Office Building 21,777 SF

**DESIGN PROFESSIONALS IN RESPONSIBLE CHARGE -- PER IBC 106**

|   |  |
|---|--|
| <b>LICENSED ARCHITECT / STRUCTURAL ENGINEER</b><br>ILLINOIS PROFESSIONAL (Check primary contact) <input type="checkbox"/><br>DESIGN FIRM REG. # | <b>CIVIL ENGINEER / PROFESSIONAL ENGINEER</b><br>(Check if primary contact) <input type="checkbox"/> |
| BUSINESS NAME <u>JENSON + HALSTEAD LTD</u>  | BUSINESS NAME <u>MORRIS ENGINEERING</u>  |
| CONTACT NAME <u>DAVID DASTUR</u>  | CONTACT NAME <u>PATRICK O'FARRELL</u>  |
| ADDRESS <u>358 W. ONTARIO STREET</u>  | ADDRESS <u>5100 S. LINCOLN (RT 53)</u>   |
| CITY, STATE, ZIP, <u>CHICAGO IL 60610</u>   | CITY, STATE, ZIP, <u>LISLE IL 60532</u>  |
| PHONE (312) <u>664-7557</u>   | PHONE (630) <u>271-0770</u>  |
| FAX (312) <u>664-7558</u>   | FAX (630) <u>271-0774</u>  |
| E-MAIL <u>DDASTUR@JENSONHALSTEAD.COM</u>  | E-MAIL _____   |

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL CODES.

ARCH or STRUCT or (P.E. for Mech. Elect. Plumb.)

(SIGNATURE) D. Dastur /

## COMC - COMMERCIAL MISCELLANEOUS [Temporary] - APPLICATION FORM

(Dumpsters, Tents, Trailers Construction &amp; Sales)

FOR OFFICIAL USE ONLY

TOTAL FEE

57 per NP

PERMIT APPLICATION NO.

06-5760

SUBMITTED

12/4/06

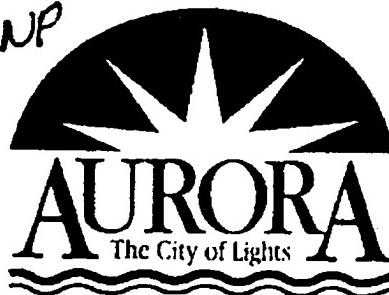
BLDG  
PLRV  
C.O.  
F.I.F.

NOTIFIED

12/11/06

ZONING

PDD

WEB www.AURORA-il.org  
FAX (630) 892-8112  
TELEPHONE (630) 892-8088DIVISION OF BUILDING & PERMITS  
65 WATER STREET  
AURORA, ILLINOIS 60505

06-5760. TRLR

240 N OAKHURST DR  
CONSTRUCTION TRAILER  
GEMINI OFFICE DEVELOPMENT

## LAND / PARCEL INFORMATION

PROPERTY ADDRESS 240 N. OAKHURST

SUBDIVISION FOX VALLEY EAST UNIT / PHASE # 52 OAKHURST LOT # 2

COUNTY  KANE  DuPAGE TOWNSHIP 11 12 04 TOWNSHIP SECTION # 20  
(CHECK ONE)  KENDALL  WILL (CIRCLE ONE) 14 15 07

(Call tax assessor's office with questions)

## PROPERTY OWNER &amp; GEMINI OFFICE DEVELOPMENT

Contact Name THOMAS LEHMAN

OWNER'S ADDRESS 6301 S CLAES AVE. STE 301

WESTMONT, IL 605

PHONE # ( )

FAX # ( )

E-MAIL

## ZONING INFORMATION

Zoning (CHECK ONE)  R-1  R-2  R-3  PDDClassification  R-4  R-4A  R-5  R-5A B-1  B-2  B-3  B-B M-1  M-2 O  ORI  RD  PDD DC  DF  C.O.A. Required

## OCCUPANCY CLASSIFICATION

Existing Use / Occupancy

Proposed Use / Occupancy B- BUSINESS

 Single Occupancy (302.1)  Mixed Occupancy (302.3) w/ Incidental use (302.1.1) non-separated w/ Accessory use (302.2) separated attach sum of ratios  
< 10% of area & < allowable for Acc. calculation per section (504)

Check all Occupancy Classifications that apply below.

|                              |                              |                              |                              |                              |                              |
|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|
| Assembly                     | <input type="checkbox"/> A-1 | <input type="checkbox"/> A-2 | <input type="checkbox"/> A-3 | <input type="checkbox"/> A-4 | <input type="checkbox"/> A-5 |
| Business, Education, Factory | <input type="checkbox"/> B   | <input type="checkbox"/> E   | <input type="checkbox"/> F-1 | <input type="checkbox"/> F-2 |                              |
| Hazardous                    | <input type="checkbox"/> H-1 | <input type="checkbox"/> H-2 | <input type="checkbox"/> H-3 | <input type="checkbox"/> H-4 | <input type="checkbox"/> H-5 |
| Institutional                | <input type="checkbox"/> I-1 | <input type="checkbox"/> I-2 | <input type="checkbox"/> I-3 | <input type="checkbox"/> I-4 | <input type="checkbox"/> I-5 |
| Mercantile, Residential      | <input type="checkbox"/> M   |                              | <input type="checkbox"/> R-1 | <input type="checkbox"/> R-2 |                              |
| Storage, Utility             | <input type="checkbox"/> S-1 | <input type="checkbox"/> S-2 |                              | <input type="checkbox"/> U   |                              |

## PLOT PLAN SKETCH w/ SETBACK INFORMATION

SEE ATTACHED

TEMPORARY  
OFFICETRAILER  
SET

up.

STREET \_\_\_\_\_

TOTAL COST OF IMPROVEMENTS \$ 1400

57<sup>00</sup>

000077

Address \_\_\_\_\_

Application # \_\_\_\_\_

**CONTRACTOR REGISTRATION INFORMATION**

**GENERAL CONTRACTOR** (Check primary contact)  CITY OF AURORA  
G.C. REGISTRATION # \_\_\_\_\_

BUSINESS NAME KRAHL CONSTRUCTIONCONTACT NAME KEVIN HORNADDRESS 322 S. GREEN ST. 3RD FLOORCITY, STATE, ZIP CHICAGO IL 60607N/A  PHONE (312) 648-9800FAX (312) 648-4604E-MAIL KHORN@KRAHLCONSTRUCTION.COM

**ELECTRICAL CONTRACTOR** (primary contact)

CITY OF AURORA

ELECT. REGISTRATION # \_\_\_\_\_

BUSINESS NAME TMM ELECTRIC INC.CONTACT NAME THOMAS J. MCGANNADDRESS 17832 MILLS ROADCITY, STATE, ZIP JOILET, IL 60433N/A  PHONE (815) 723-4501FAX (815) 723-7243

E-MAIL \_\_\_\_\_

**PLUMBING CONTRACTOR** (primary contact)

CITY OF AURORA

PLUMBING REGISTRATION # \_\_\_\_\_

BUSINESS NAME \_\_\_\_\_

CONTACT NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY, STATE, ZIP \_\_\_\_\_

N/A  PHONE ( ) \_\_\_\_\_ - \_\_\_\_\_

FAX ( ) \_\_\_\_\_ - \_\_\_\_\_

E-MAIL \_\_\_\_\_

**CERTIFICATION**

This is an application only. Completion of this application does NOT entitle the commencement of construction. I, (the applicant) agree to conform to all applicable laws of the City of Aurora. I also agree that all work performed will be in accordance with the plans and specifications as set forth in the approved permit. I understand that the approval of this application and issuance of a permit does not obviate the need to comply with all applicable laws and ordinances. I agree to hold harmless and indemnify the City of Aurora for any claim against the City as the result of any act of commission or omission by or on behalf of the undersigned, his/her agent, principle, contractor, subcontractor or supplier. I the undersigned am the Owner or a duly contracted representative of the owner of said property.

CONTRACTOR KRAHL CONSTRUCTION  
(PRINT)

CONTRACTOR Kevin J. Horn  
(SIGNATURE)

OR

OWNER \_\_\_\_\_  
(PRINT)

OWNER \_\_\_\_\_  
(SIGNATURE)

**MECHANICAL CONTRACTOR** (primary contact)

CITY OF AURORA

HVAC REGISTRATION # \_\_\_\_\_

BUSINESS NAME \_\_\_\_\_

CONTACT NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY, STATE, ZIP \_\_\_\_\_

N/A  PHONE ( ) \_\_\_\_\_ - \_\_\_\_\_

FAX ( ) \_\_\_\_\_ - \_\_\_\_\_

E-MAIL \_\_\_\_\_

NOTE: MASS GRADING AND WORK IN THE PUBLIC RIGHT OF WAY MUST BE PERMITTED SEPERATELY.

Address \_\_\_\_\_

Application # \_\_\_\_\_

| <b>BUILDING INFORMATION</b> |                          |   |
|-----------------------------|--------------------------|---|
| Dumpster                    | <input type="radio"/> NO | <input checked="" type="checkbox"/> YES |
| Construction Trailer        | <input type="radio"/> NO | <input checked="" type="checkbox"/> YES |
| Const. / Sales Trailer      | <input type="radio"/> NO | <input type="radio"/> YES               |
| Sales Tent                  | <input type="radio"/> NO | <input type="radio"/> YES               |

Comply with all applicable dumping and hauling regulations.  
Provide Porta-Toilets in quantities prescribed by State of Illinois Plumbing Code  
Sales Trailers need to be accessible to the public. Provide ramps, railings and paved HC spaces.  
Tents need to be fire retardant, provide a copy of the certification of fire resistance.

| <b>BUILDING AREA</b>  |             |               |
|---|-------------|---------------|
| [FOR NEW AREA - PERMIT FEES ARE A FUNCTION OF SQUARE FOOTAGE] |             |               |
| SF PRINCIPAL-NEW / ADDITION                                   | <u>1000</u> | SF            |
| SF MEZZANINE  |             | SF            |
| SF PRINCIPAL-REMODELED  |             | SF            |
| SF ACCESSORY  |             | SF            |
| SF BASEMENT / CRAWL   |             | SE            |
| TOTAL   | <u>1000</u> | SF <u>288</u> |

| <b>ELECTRICAL INFORMATION</b>   |                          |   |
|---------------------------------|--------------------------|---|
| ELECTRICAL WORK?                | <input type="radio"/> NO | <input checked="" type="checkbox"/> YES               |
| ELECTRIC SERVICE SIZE           | <u>100</u> AMPS          | <input type="radio"/> EXIST <input type="radio"/> NEW |
| # OF SETS OF SERVICE CONDUCTORS |                          |   |
| SIZES OF SERVICE CONDUCTORS     |                          |   |

| <b>BUILDING COST</b>  |                        |  |
|---|------------------------|--|
| [FOR REMODEL - PERMIT FEES ARE A FUNCTION OF CONSTRUCTION \$] |                        |  |
| PRINCIPAL NEW/ ADD  | \$ <u>1,000,000.00</u> |  |
| REMODELED   | \$                     |  |
| ACCESSORY   | \$                     |  |
| BASEMENT / CRAWL  | \$                     |  |
| TOTAL   | \$ <u>1400</u>         |  |

| <b>MECHANICAL INFORMATION</b> |  |   |
|-------------------------------|--|---|
| MECHANICAL WORK?              | <input type="radio"/> NO   | <input checked="" type="checkbox"/> YES |
| MECHANICAL DUCT WORK          | <input type="radio"/> EXIST  | <input type="radio"/> NEW               |
| TYPE HVAC                     | <input type="radio"/> RTU <input type="radio"/> SPLIT SYST <input type="radio"/> UNIT HTRS |   |
| # BTU'S                       | <input type="radio"/> A/C <input type="radio"/> BOILER <input type="radio"/> EXHAUST       |   |

**WRITTEN DESCRIPTION OF CONSTRUCTION WORK**

*Set up of New Temporary Construction trailer - 36' x 8'*  
*DEC - JUNE 2007*

**APPLICATION REQUIREMENTS FOR COMMERCIAL ACCESSORY STRUCT**

Applicable Building codes are as follows (City of Aurora - Building Code and Electrical Code Amendments also apply):

**2000 INTERNATIONAL BUILDING CODE and the following:**

|                                    |                                  |                              |
|------------------------------------|----------------------------------|------------------------------|
| 2000 International Fire Code       | 2000 International Plumbing Code | Illinois State Plumbing Code |
| 2000 International Mechanical Code | 1999 National Electric Code      | Illinois Accessibility Code  |

The following items shall constitute a complete building permit submittal. Upon submittal acceptance, a permit application number shall be issued to the applicant all future contact with the Building and Permits Division will require this number. At time of submittal one project contact, shall be identified by the applicant (please check the appropriate party as the "primary contact" on the application form). All correspondence between City of Aurora Division of Building and Permits and the applicant will be directed to this individual.

**SUBMITTALS TO THE BUILDING AND PERMITS DIVISION ARE INDICATED BELOW. COLLATE YOUR SUBMITTAL INTO THREE SETS (B.C & D).**

- A. Completed Permit application.
- B. Three (3) copies of architectural site plan or civil engineering drawings indicating: all lot lines, building setbacks, existing structures, parking layout, curb cuts, light pole details, grading plan, utility plans and all fire hydrants within 500' of any property line. (For Zoning, Fire Prevention, and accessibility reviews). Include a Plat of survey and legal description on all parcels, which have not been issued street addresses.
  1. Complete Electrical plans with balanced panel schedules, load calculations, and one-line service diagrams indicating all components and sizes.
  2. Provide details of Accessible ramps, guardrails, handrails and parking spaces and signage if a Sales Trailer.

**SUBMITTALS INDEPENDENT OF THE BUILDING AND PERMITS DIVISION ARE INDICATED BELOW (WITH A  - CHECK BOX)**

- If doing any mass grading work or work in the Public Right of Way; Submit two (2) complete sets of civil engineering drawings to the City of Aurora Engineering Department, 44 E. Downer Place, Attention Pete Haurykiewicz, (630)-844-3620. No building permits will be issued without City of Aurora Engineering Department approval and Engineering Department issued street address.
- Obtain sanitary connection permit and yellow card from Fox Metro Water Reclamation District; Engineering (630) 301-6882. Return this to the City of Aurora Building and Permits for attachment to permit application.
- If dumpster is placed on public sidewalk or on any public street or right of way, you must obtain a letter of approval from Randy Risvold from Neighborhood Standards. He may be reached at (630) 897-4589.

Note: All Signage requires separate permitting through the Building and Permits Division.

Work in Public Right of Way requires separate permitting through City of Aurora Engineering.

Review times for complete application with identified City of Aurora registered contractors and complete construction documents are approximately 1 week. For any questions please feel free to contact the City of Aurora Building and Permits Division. (630) 892-8088.

C-BU  
06-3529

## SIGN - SIGNAGE APPLICATION FORM

FOR OFFICIAL USE ONLY

TOTAL FEE

148.00

PERMIT APPLICATION NO.

07-746

Number of Signs (inc. each side)

x \$74 = \_\_\_\_\_

SUBMITTED

3/22/07Total of S.F. in excess of 50 S.F.  
(ea. sign evaluated individually)

NOTIFIED

4/3/07

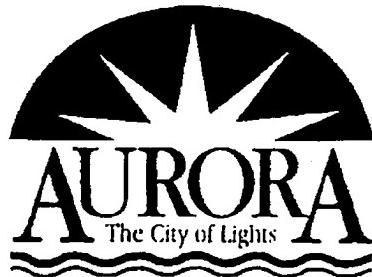
x \$0.31 = \_\_\_\_\_

ZONING

PDDWEB [www.AURORA-il.org](http://www.AURORA-il.org)

FAX (630) 892-8112

TELEPHONE (630) 892-8088



DIVISION OF BUILDING &amp; PERMITS

65 S WATER ST

AURORA, ILLINOIS 60505

### LAND / PARCEL INFORMATION

PROPERTY

ADDRESS 240 N. OAKHURST DRIVE

SUBDIVISION

UNIT / PHASE #

PARCEL #  
LOT # 67-20-302-081COUNTY  KANE  DuPAGE

TOWNSHIP 11 12 04

(CHECK ONE)  KENDALL WILL(CIRCLE ONE) 14 18 07TOWNSHIP SECTION # 20

(Call tax assessor's office with questions)

PROPERTY OWNER &amp;

Contact Name GEMINI OFFICE DEVELOPMENT

TENANT &amp;

Contact Name UNKNOWN AT THIS TIME

OWNER'S ADDRESS

THOMAS LUTHMANONE SOUTH WACKER DR #20

ADDRESS

CHICAGO, IL 60606

PHONE # ( ) \_\_\_\_\_

PHONE # (630) 963-8154

FAX # ( ) \_\_\_\_\_

FAX # (630) 963-4475

E-MAIL \_\_\_\_\_

E-MAIL TWLEHMAN@AMERITECH.NET

### ZONING INFORMATION

Zoning (CHECK ONE)  R-1  R-2  R-3Classification  R-4  R-4A  R-5  R-5A B-1  B-2  B-3  B-B M-1  M-2 O  ORI  RD  PDD DC  DF C.O.A. Required

### SUBMITTAL REQUIREMENTS

 DIMENSIONED SIGNAGE DRAWINGS PLOT PLAN W/ SETBACKS DIMENSIONS  
OR DIMENSIONED BUILDING ELEVATIONS

### SIGNAGE INFORMATION

VERBIAGE ON SIGN

NOT KNOWN AT THIS TIMETENANT IS NOT DETERMINED

Cost of Electrical Work

\$ 5000

Cost of Signage Work

\$ 4500

SIGN - Permit Application

### SIGNAGE INFORMATION

 WALL SIGN (sgnw)

SIGN DIMENSIONS

WIDTH \_\_\_\_\_ HEIGHT \_\_\_\_\_ AREA \_\_\_\_\_ SF

SIZE OF BUILDING FAÇADE

WIDTH \_\_\_\_\_ HEIGHT \_\_\_\_\_ AREA \_\_\_\_\_ SF

CUMULATIVE DIMENSIONS of existing SIGNAGE

WIDTH \_\_\_\_\_ HEIGHT \_\_\_\_\_ AREA \_\_\_\_\_ SF

 SITE SIGN (MONUMENT & POLE) (sgns)

SIGN DIMENSIONS

WIDTH 12' 0" HEIGHT 4' 1 3/4" AREA 4.4 SFBASE OR POLE NA OVERALL 3' 11 3/4"HEIGHT NA HEIGHT 3' 11 3/4"SMALLEST SETBACK DISTANCE 30'NUMBER OF SIDES TO SIGN 2

Address 240 N. DAKHIST DRIVE Application # \_\_\_\_\_**CONTRACTOR REGISTRATION INFORMATION**

|  |                            |
|--|----------------------------|
| <b>SIGNAGE CONTRACTOR</b> (Check primary contact) <input type="checkbox"/> |                            |
| CITY OF AURORA<br>G.C. REGISTRATION # <u>06-13969</u>                      |                            |
| BUSINESS NAME  | <u>Krahl Const</u>         |
| CONTACT NAME   | <u>Scott</u>               |
| ADDRESS  | <u>cell - 312-735-6397</u> |
| CITY, STATE ZIP  | _____                      |
| N/A <input type="checkbox"/>   | PHONE ( ) _____            |
| FAX ( ) _____  |                            |
| E-MAIL _____   |                            |
| <b>ELECTRICAL CONTRACTOR</b> (primary contact) <input type="checkbox"/>    |                            |
| CITY OF AURORA<br>ELECT. REGISTRATION # <u>06-00003600</u>                 |                            |
| BUSINESS NAME  | <u>TIMM ELECTRIC</u>       |
| CONTACT NAME   | <u>JON MCGRAW JR</u>       |
| ADDRESS  | <u>17832 MILLS RD</u>      |
| CITY, STATE ZIP  | <u>JOLIET IL 60433</u>     |
| N/A <input type="checkbox"/>   | PHONE (815) 723-4501       |
| FAX (815) 723-7243   |                            |
| E-MAIL _____   |                            |
| <b>PLUMBING CONTRACTOR</b> (primary contact) <input type="checkbox"/>      |                            |
| CITY OF AURORA<br>PLUMBING REGISTRATION # _____                            |                            |
| BUSINESS NAME  | _____                      |
| CONTACT NAME   | _____                      |
| ADDRESS  | _____                      |
| CITY, STATE ZIP  | _____                      |
| N/A <input type="checkbox"/>   | PHONE ( ) _____            |
| FAX ( ) _____  |                            |
| E-MAIL _____   |                            |

**CERTIFICATION**

This is an application only. Completion of this application does Not entitle the commencement of construction. I, the applicant agrees to conform to all applicable laws of the City of Aurora. I also agree that all work performed will be in accordance with the plans and specifications as set forth in the approved permit. I understand that the approval of this application and issuance of a permit does not obviate the need to comply with all applicable laws and ordinances. I agree to hold harmless and indemnify the City of Aurora for any claim against the City as the result of any act of commission or omission by or on behalf of the undersigned, his/her agent, principle, contractor, subcontractor or supplier. I the undersigned am the Owner or a duly contracted representative of the owner of said property.

CONTRACTOR KRAHL CONSTRUCTION (PRINT)  
Scott (SIGNATURE)

CONTRACTOR \_\_\_\_\_  
 OWNER \_\_\_\_\_ (PRINT)

OWNER \_\_\_\_\_ (SIGNATURE)

|   |                 |
|---|-----------------|
| <b>MECHANICAL CONTRACTOR</b> (primary contact) <input type="checkbox"/> |                 |
| CITY OF AURORA<br>HVAC REGISTRATION # _____                             |                 |
| BUSINESS NAME   | _____           |
| CONTACT NAME  | _____           |
| ADDRESS   | _____           |
| CITY, STATE ZIP   | _____           |
| N/A <input type="checkbox"/>  | PHONE ( ) _____ |
| FAX ( ) _____   |                 |
| E-MAIL _____  |                 |



**LOMBARD  
ARCHITECTURAL PRECAST  
PRODUCTS CO.**

4245 W. 123rd STREET  
ALSP, ILLINOIS 60803  
PHONE (708) 389-1060

|            |   |
|------------|---|
| PROJECT    | GEMINI OUTPATIENT FACILITY<br>GEMINI OFFICE DEVELOPMENT<br>AURORA, ILLINOIS |
| CONTRACTOR | KRAHL CONSTRUCTION  |
| ARCHITECT  | JENSEN & HALSTEAD LTD   |

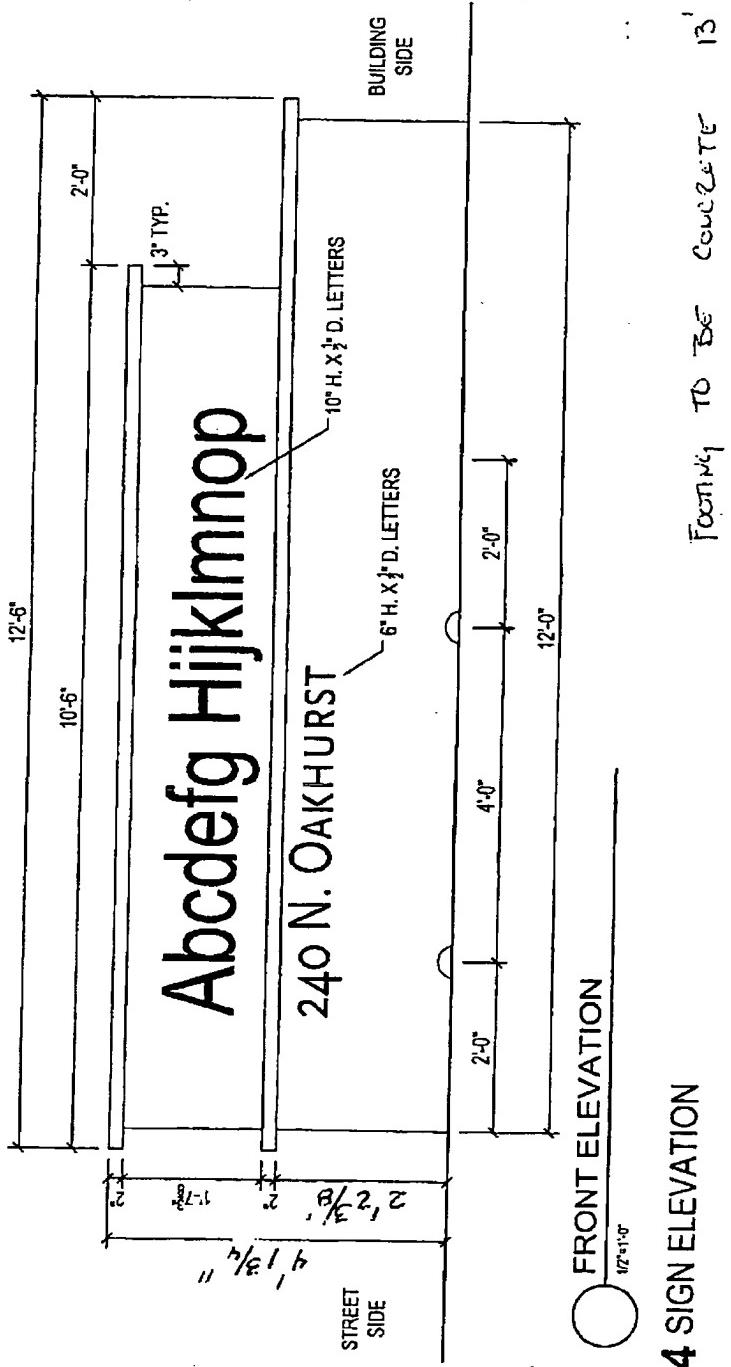
JOB USE: 2-8-07

|  |          |
|--|----------|
| DIETZ<br>ENGINEERING, INC.                   |          |
| 190 GARDNER AVE., #9<br>BURLINGTON, WI 53105 |          |
| TEL 262-763-4402<br>FAX 262-763-4492         |          |
| DRWN   | DATE     |
| JDD  | 12-15-06 |
| CHKD   | DATE     |
| RTD  | 12-15-06 |
| JOB NO.<br><b>6037</b>                       |          |
| SHEET NO.<br><b>E1.3</b> OF                  |          |

#0624

000082

SIGNAGE SQUARE FOOTAGE  
IS 44 S.F.



### 34 SIGN ELEVATION

All Signage Lettering By Owner. This Illustrates Size And Locations Tenant Not Lease At This Time.  
Facing To Be Concrete 13' long x 2' wide  
3'6" Below Grade

**07-1982. ALRM**

240 N OAKHURST DR  
GEMINI OFFICE  
GEMINI OFFICE DEVELOPMENT

**ALRM - COMMERCIAL FEE****FOR OFFICIAL USE ONLY****TOTAL FEE**

715

**PERMIT APPLICATION NO**

0-1982

650  
65**SUBMITTED**

5/17/07

**NOTIFIED****ZONING**BLDG  
PLRV

WEB www.AURORA-il.org  
FAX (630) 892-8112  
TELEPHONE (630) 892-8088



**DIVISION OF BUILDING & PERMITS**  
65 WATER STREET  
AURORA, ILLINOIS 60505

**LAND / PARCEL INFORMATION****PROPERTY****ADDRESS**

240 N. OAKHURST DR - AURORA, IL 60504

IS THIS WORK ASSOCIATED WITH OTHER CONSTRUCTION?  YES  NO

IF YOU ANSWERED YES, PLEASE PROVIDE BUILDING PERMIT NUMBER 06-00003529

COUNTY KANE  DUPAGE TOWNSHIP 11 12 04 TOWNSHIP SECTION # SECTION 20 TNSHP 38 N. RAKEG  
(CHECK ONE)  KENDALL  WILL (CIRCLE ONE) 14 15 07

(Call tax assessor's office with questions)

03 01 BLOCK # (if known) \_\_\_\_\_ LOT# (if known) 2

PROPERTY OWNER & GEMINI OFFICE DEVELOPMENT  
Contact Name THOMAS LEHMAN

TENANT &amp;

Contact Name SAWILLE

OWNERS ADDRESS 1. WACKER SUITE 800

ADDRESS \_\_\_\_\_

CHICAGO, IL 60606  
PHONE # (630) 963-5134  
FAX # (630) 963-4475  
E-MAIL TLEHMAN@GEMINI.TECH.NC

PHONE # ( )  
FAX # ( )  
E-MAIL \_\_\_\_\_

**ZONING INFORMATION**  
**OCCUPANCY CLASSIFICATION**

Existing Use / Occupancy VACANT POD

Proposed Use / Occupancy MEDICAL OFFICE BLDG

Check all Occupancy Classifications that apply below.

|                              |                                     |       |       |       |       |
|------------------------------|-------------------------------------|-------|-------|-------|-------|
| Assembly                     | 0 A-1                               | 0 A-2 | 0 A-3 | 0 A-4 | 0 A-5 |
| Business, Education, Factory | <input checked="" type="checkbox"/> | 0 E   | 0 F-1 | 0 F-2 |       |
| Hazardous                    | 0 H-1                               | 0 H-2 | 0 H-3 | 0 H-4 | 0 H-5 |
| Institutional                | 0 I-1                               | 0 I-2 | 0 I-3 | 0 I-4 | 0 I-5 |
| Mercantile, Residential      | 0 M                                 | 0 R-1 | 0 R-2 |       |       |
| Storage, Utility             | 0 S-1                               | 0 S-2 | 0 U   |       |       |

**PROPOSED WORK**

New Alarm System

Existing System: adding devices?

Change of Monitoring?

White Envelope Alarm?

Other \_\_\_\_\_

0

0

0

0

0

**TOTAL COST OF IMPROVEMENTS \$ 37,000**

[FOR ALARMS - PERMIT FEES ARE A FUNCTION OF CONSTRUCTION \$]

07-1982. ALRM

240 N OAKHURST DR  
GEMINI OFFICE  
GEMINI OFFICE DEVELOPMENT

R2



Date:

5/31/07

## Transmittal

|     |                       |
|-----|-----------------------|
| To: | Aurora Building Dept. |
|     | 65 Water St.          |
|     | Aurora, IL. 60505     |
|     |                       |

|       |                |
|-------|----------------|
| From: | KEN GROSSINGER |
|       | CAD Dept       |
|       | CES            |
|       |                |

**Attn:** Mike Buenger

**Phone:** 815/741-3333

**Cc:** Mike Gilson

**Fax #:** 815/741-3345

**Re:** Re-Submittal Drawings per Review Comments 5/24/07

**Job:** Gemini Outpatient Facility - #61205

Enclosed please find THREE (3) sets of drawings for fire alarm systems re-submittal purposes.

If you have any questions please don't hesitate to give us a call.

From: KEN GROSSINGER Received by:

CES 2447 Reeves Road Joliet, IL 60436 815.741.3333 Fax: 815.741.3345  
[www.cesteleco.com](http://www.cesteleco.com)

000085

**NA20/3-06.390-FPN - GEMINI OFFICE DEVELOPMENT - FINAL PLAN ON 3.24 ACRES FOR A 21,777 SQ FT MEDICAL OFFICE BLDG ON LOT 2 OF THE PDA RESUBDIVISION LOCATED NEAR THE SWC OAKHURST AND NEW YORK (Ward 10- JR/JHS)**

Parcel Number .....07-20-302-081

Size .....3.24 acres

Street Frontage .....416 feet, along N. Oakhurst Drive

Current Zoning .....PDD Planned Development District

Contiguous Zoning.....North: PDD (S) Planned Development District

South: PDD Planned Development District

East: PDD Planned Development District

West: PDD Planned Development District

Contiguous Land Uses .....North: Vacant

South: Residential

East: Residential

West: Commercial

Comp Plan Designation.....Commercial

---

**CHARACTER OF THE AREA**

The Subject Property is located near the SWC of Oakhurst Drive and New York Street and at the time of Final Plan approval was utilized as Vacant Land. The property to the north is currently vacant, but is going to be developed as a gas station with car wash. To the south is a residential townhome development. East of the subject property is a residential apartment development. Adjacent to the property on the west side the land is used as a Dominick's.

**DEVELOPMENT PROPOSAL**

The GEMINI OFFICE DEVELOPMENT proposed a Final Plan on 3.24 acres for a 21,750 square foot medical office building, on Lot 2 of the PDA Resubdivision of Fox Valley East Region II Unit No. 52 – Oakhurst 1<sup>st</sup> Resubdivision, located near the SWC of Oakhurst Drive and New York Street. The proposal consisted of a medical office building and 71 parking spaces. The site is proposed to be landscaped pursuant to our current standards including some additional landscaping to the existing berm to screen the adjacent townhome development to the south. The stormwater detention for the site has been provided in the stormwater facility directly to the west of the proposed building.

#### HISTORY

This Final Plan petition was referred by the City Council to the Planning Division on August 1, 2006.

The property was annexed on July 27, 1973 by Ordinance Number O73-4326 pursuant to an Annexation Agreement approved by the City of Aurora on July 27, 1973 by Ordinance Number O73-4315. An Amendment and Restatement of the Principal Annexation Agreement O93-123 approved on December 7, 1993. There were public hearings required for both the 1973 and the 1993 Annexation Agreement actions.

The Final Plan was reviewed as to the substantial conformance with the preliminary plat, which was approved by the City Council on May 27, 1997 by Resolution Number R97-203; with the Plan Description B-1 Business District -Local Retail, Permitted Uses, section 12.2-1.34. "Offices, business and professional, including medical clinics"; and the Schedule of parking requirements section 10.6-10 "For medical or dental clinics – three (3) parking spaces per doctor engaged at clinic, plus one space for each two (2) regular employees including nurses".

At the time of Final Plan approval the property was undeveloped and legally known as Lot 2 of the PDA Resubdivision of Fox Valley East Region II Unit No. 52 – Oakhurst 1<sup>st</sup> Resubdivision approved by the City of Aurora as Resolution Number PDFNL02-027 on May 16, 2002.

1973 ANNEXATION &  
PLAN DEVELOPMENT  
ORDINANCES

ORDINANCE NUMBER 4315

ORDINANCE PROVIDING FOR THE EXECUTION  
OF AN ANNEXATION AGREEMENT WITH  
THE OWNERS OF RECORD OF TERRITORY  
WHICH MAY BE ANNEXED TO THE CITY OF AURORA

WHEREAS, a proposed Principal Annexation Agreement ("Principal Annexation Agreement") in the form of Exhibit A hereto has been duly submitted to the Corporate Authorities of the City of Aurora with the request that all required hearings be held thereon, and requesting annexation to the City of Aurora of certain territory therein described, subject to the terms and conditions of said Annexation Agreement, pursuant to Chapter 24, Article 11-15.1-1 et seq. Illinois Revised Statutes (1972 Supp.); and

WHEREAS, the Corporate Authorities of the City of Aurora caused a notice to be prepared describing in general the terms and conditions of the proposed Principal Annexation Agreement and stating the time and place of a public hearing to consider the proposed Principal Annexation Agreement; and

WHEREAS, such notice of the public hearing was duly published not less than 15 nor more than 30 days prior to the hearing, in a newspaper of general circulation in the City of Aurora; and

WHEREAS, the City Council held a public hearing in the City upon the proposed Principal Annexation Agreement as specified in such notice; and

WHEREAS, the Aurora Plan Commission has held a public hearing on an Application for Establishment of Fox Valley East Planned Development District and for Related Zoning Amendments, Classifications, Exceptions and Variations (hereinafter called the "Application") after due publication of notice of such hearing and has submitted findings of fact and a Recommendation to the City Council of the City of Aurora to approve the Application, as submitted, subject, however, to the condition that certain amendments to the Plan Description be made prior to approval by the City Council, all in accordance with Aurora City Ordinance No. 3100; and

WHEREAS, the amendments to the Plan Description recommended by the Aurora Plan Commission and certain additional amendments deemed appropriate by the City Council have been incorporated in the Plan Description which is Exhibit A to the Principal Annexation Agreement; and

WHEREAS, all public hearings and other action required to be held or taken prior to the adoption and execution of the Principal Annexation Agreement in order to make the same effective have been held or taken, including all hearings and action required in connection with amendments to and classifications, exceptions, variations, modifications and special uses under the Zoning Ordinance and modifications and exceptions from the Subdivision Control Ordinance, such public hearings and other action having been held pursuant to notice as required by law and in accordance with all requirements of law; and

WHEREAS, the City of Aurora has given appropriate notice to each and every Fire Protection District or Library District and every other district all as provided for and as required by Chapter 24, Article 7-1-1, Illinois Revised Statutes (1972 Supp.); and

WHEREAS, no Library Districts are within the boundaries of the territory to be annexed; and

WHEREAS, the corporate authorities, after due investigation and consideration, and following the aforesaid public hearings, have determined that entering into the Principal Annexation Agreement in the form of Exhibit A hereto will serve the public good and benefit the City of Aurora and be compatible with the future development of the City of Aurora; and

WHEREAS, expenditures provided for in the Principal Annexation Agreement were not contemplated at the time of adoption of the annual appropriation pursuant to Section 2-21 of the Code of Ordinances of the City of Aurora (the "Appropriation Ordinance") and it is within the best interests of the City of Aurora that any obligation for expenditures contained in the Principal Annexation Agreement be considered as an exception to the Appropriation Ordinance pursuant to Section 6 of Article VII of the Constitution of the State of Illinois; and

WHEREAS, this ordinance with Exhibit A hereto, in its present form, has been on file with the City Clerk of the City of Aurora for public inspection for at least one week;

NOW, THEREFORE, BE IT ORDAINED, by the City Council  
of the City of Aurora, Illinois as follows:

Section 1: That the Mayor and City Council hereby  
find as facts all of the recitals in the Preambles of this Ordinance,  
as well as the Preambles contained in the Principal Annexation  
Agreement in the form of Exhibit A hereto.

Section 2: That the Principal Annexation Agreement  
in the form of Exhibit A hereto and incorporated in and made part  
of this Ordinance is hereby approved and the Mayor of the City  
of Aurora is hereby authorized and directed to execute such Principal  
Annexation Agreement on behalf of the City and the City Clerk  
is hereby authorized and directed to attest the Mayor's signature  
and affix the corporate seal of the City thereto.

Section 3: That such number of duplicate originals  
of each Principal Annexation Agreement may be executed as the  
Mayor shall determine.

Section 4: That pursuant to Section 6 of Article  
VII of the Constitution of the State of Illinois, any limitation  
contained in Article 8-2-9 of the Illinois Municipal Code and  
any limitation contained in the Appropriation Ordinance shall  
not be applicable to this Ordinance or to the Principal Annexation  
Agreement.

Section 5: That this Ordinance is adopted pursuant  
to procedures set forth in Chapter 24 of the Illinois Revised  
Statutes (1972 Supp.) (the "Illinois Municipal Code"), provided

however, any limitation in the Illinois Municipal Code in conflict with this Ordinance or in conflict with the provisions of the Principal Annexation Agreement in the form of Exhibit A hereto shall not be applicable pursuant to Section 6 of Article VII of the Constitution of the State of Illinois.

Section 6: That this Ordinance shall take effect and be in full force and effect upon and after its passage, approval and publication in pamphlet form as required by law.

PASSED by the City Council of the City of Aurora, Illinois this 17th day of July, 1973 by a roll call vote as follows:

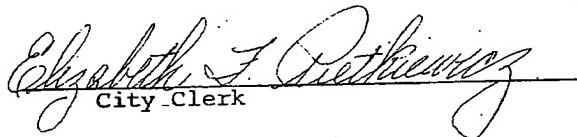
Ayes  
5

Nays  
0

Not Voting  
0

SIGNED by the Mayor of the City of Aurora, Illinois, this 17th day of July, 1973.

ATTEST:

  
Elizabeth J. Pietkiewicz  
City Clerk

  
Al McKey  
Mayor

ORDINANCE NUMBER 4330

AN ORDINANCE ESTABLISHING A PLANNED  
DEVELOPMENT DISTRICT AND APPROVING  
A PLAN DESCRIPTION

WHEREAS, in accordance with Subsection 14.7 and Section 15 of Ordinance No. 3100 (hereinafter called the "Zoning Ordinance") of the City of Aurora, Illinois (hereinafter called the "City"), an application (hereinafter called the "Application") for a zoning amendment establishing certain property, upon its annexation to the City, as a planned development district was heretofore duly filed with the City Clerk by Urban Investment and Development Co., a Delaware corporation (hereinafter called "Urban"), the duly authorized agent for the purpose of filing and presenting the Application, of the owners of record of said property; and

WHEREAS, in accordance with Subsection 14.7 of the Zoning Ordinance, the Application was accompanied, as Exhibit A to the Application, by a plan description which contained the information required by the Zoning Ordinance and also requested amendments to and classifications, modifications and exceptions under the Zoning Ordinance and requested modifications to and exceptions from City Ordinance No. 3446 (hereinafter called the "Subdivision Control Ordinance"), all as set forth in such plan description; and

WHEREAS, notice of the Application was given to the Kane-DuPage Soil and Water Conservation District in accordance with Chapter 5, Section 127.2(a) of Illinois Revised Statutes (1973 Supp.); and

WHEREAS, the Application was forwarded to the City Plan Commission in accordance with the provisions of Subsection 14.7 and Section 15 of the Zoning Ordinance; and

WHEREAS, the City Plan Commission held public hearings on the Application pursuant to notices duly published and mailed as required by law and the provisions of the Zoning Ordinance; and

WHEREAS, the City Plan Commission has submitted to the City Council of the City (hereinafter called the "City Council") its written report on the Application (hereinafter called the "Plan Commission Report"), containing findings of fact and the City Plan Commission's recommendations with respect to the Application; and

WHEREAS, the original Plan Commission Report is on file in the office of the City Clerk; and

WHEREAS, the Plan Commission Report contains a favorable recommendation with respect to the requests made in the Application, but recommends that, prior to the approval of the Application by the City Council, and as a condition to such approval, certain changes and modifications be made in the plan description which was attached as Exhibit A to the Application; and

WHEREAS, attached hereto and made a part hereof as Exhibit A is a plan description for the proposed planned development district (hereinafter called the "Plan Description")

which Plan Description has, with the approval and acceptance of Urban, the duly authorized agent, for such purpose, of the owners of record of the property described in Part Two of Exhibit A to the Application, been modified from the form in which it was originally submitted to the City Clerk (i) to incorporate the recommendations contained in the Plan Commission Report, (ii) to incorporate certain additional changes deemed desirable by the City Council and (iii) to delete, in accordance with the right requested in the Application and approved in the Plan Commission Report, one parcel of property from the property legally described in Part Two thereof, such deleted parcel being described in Exhibit B, attached hereto and made a part hereof; and

WHEREAS, the property legally described in Part Two of the Plan Description (hereinafter called the "District") has been duly and validly annexed to the City; and

WHEREAS, the District includes more than two hundred (200) acres of contiguous property; and

WHEREAS, the City Council, after due investigation and consideration, has determined that the classification and establishment of the District as a planned development district and the approval of the Plan Description will promote the sound planning and development of the City, and therefore serve the best interests of the City;

NOW, THEREFORE BE IT ORDAINED, by the City Council as follows:

SECTION 1. The City Council finds as facts all of the recitals contained in the preambles of this Ordinance.

SECTION 2.. The City Council finds as facts and adopts as its findings the findings of the City Plan Commission set forth in the Plan Commission Report; and

SECTION 3. the Application, subject to the modifications contained in the Plan Description, attached hereto as Exhibit A, is hereby approved.

SECTION 4. In accordance with Subsections 14.7 and Section 15 of the Zoning Ordinance; the District is hereby classified and established as a planned development district, subject to and in accordance with all of the terms and provisions of the Plan Description, and the Zoning Ordinance and the Zoning Map of the City, is hereby amended so to provide.

SECTION 5. All modifications and exceptions under the Zoning Ordinance and all modifications to and exceptions from the Subdivision Control Ordinance, as set forth in the Plan Description, are hereby granted and approved.

SECTION 6. This Ordinance shall be known as Ordinance No. 4330.

SECTION 7. This Ordinance shall take effect and be in full force and effect upon and after its passage, approval and publication in pamphlet form as required by law.

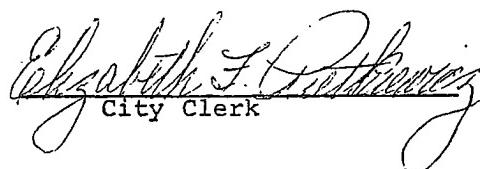
PRESENTED to the City Council of the City of Aurora,  
Illinois this 1<sup>st</sup> day of August, 1973.

PASSED by the City Council of the City of Aurora,  
Illinois this 1<sup>st</sup> day of August, 1973 by a roll  
call vote as follows:

| <u>Ayes</u> | <u>Nays</u> | <u>Not Voting</u> |
|-------------|-------------|-------------------|
| 5           | 0           | 0                 |

SIGNED by the Mayor of the City of Aurora, Illinois,  
this 1<sup>st</sup> day of August, 1973.

ATTEST:

  
Elizabeth F. Getteman  
City Clerk

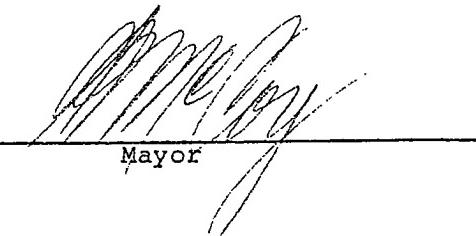
  
John M. Kelly  
Mayor

EXHIBIT A  
TO  
ORDINANCE NUMBER 4330

AN ORDINANCE ESTABLISHING A PLANNED  
DEVELOPMENT DISTRICT AND APPROVING  
A PLAN DESCRIPTION

FOX VALLEY EAST PLANNED DEVELOPMENT DISTRICT

Plan Description

This Plan Description consists of the following Parts:

Part One. A written explanation of the general character of the Proposed Planned Development District divided into the following Sections:

I. General description of the Proposed District.

II. Description of land uses to be included in the Proposed District.

III. Description of the development standards, design criteria and land improvement requirements applicable to the Proposed District.

IV. Description of requested modifications and exceptions from the Aurora Zoning Ordinance and the Aurora Subdivision Control Ordinance.

V. General provisions relating to the Proposed District.

Part Two. A legal description of the property to be included in the Proposed District.

Part Three. The following maps:

I. Map showing the boundaries of the Proposed District and the boundaries of Region I and Region II of the Proposed District.

II. Map showing the existing zoning of the Proposed District and adjacent properties.

III. Map showing existing utilities which will serve the Proposed District.

IV. Topographical map of the Proposed District.

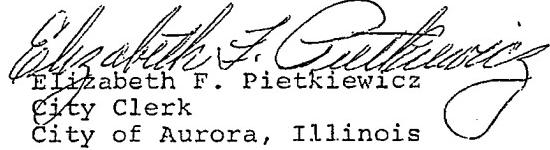
V. Flood plain map of the Proposed District.

VI. Land use plan for the Proposed District.

CITY OF AURORA )  
COUNTY OF KANE ) ss  
STATE OF ILLINOIS )

I, Elizabeth F. Pietkiewicz, City Clerk of the City of Aurora, Illinois do hereby certify that, as such City Clerk I am the Clerk of the City Council of said City and the custodian and keeper of the journal of the proceedings of said Council and of the original ordinances enacted by said Council, and also of the Ordinance record in which the ordinances of said City are recorded or enrolled, and I do hereby further certify that the attached Ordinance with Exhibits "A" and "B" thereto attached published in this pamphlet entitled "Ordinance Number 4330, An Ordinance Establishing A Planned Development District and Approving A Plan Description" is a true and correct copy of an original ordinance of said City which was passed on the 15<sup>th</sup> day of August, 1973, and signed on the 15<sup>th</sup> day of August, 1973, which original ordinance is now on file in my office, and that said ordinance was on the 15<sup>th</sup> day of August, 1973, published in pamphlet form by authority of the City Council of the City of Aurora, Illinois.

In Testimony whereof witness my hand and the corporate seal of the City of Aurora, Illinois, this 1st day of August, 1973.

  
Elizabeth F. Pietkiewicz  
City Clerk  
City of Aurora, Illinois